

## Regulation of Nonconformities

Determine situation (Columns), and type of nonconformity (Rows). The point where they meet lists action to take.

Type	If discontinued for 6 months.	If damaged more than S.E.V.	If damaged less than S.E.V.	Change in use (Including new Buildings.)	Expansion of Nonconforming Use or Building	Remodeling, Maintenance, Code Work.
Legal Nonconforming Parcel	Not applicable.	Not applicable.	Not applicable.	Change or construction permitted.	Not applicable.	Property must be kept in safe condition.
Legal Nonconforming use of Land	May not be resumed.	Not applicable.	Not applicable.	Permitted, but must reduce degree of nonconformance.	Requires a Variance. All requirements of Section 703 must be met.	Property must be kept in safe condition.
Legal Nonconforming use of Building or Structure.	May not be resumed.	May rebuild if plans meet <b>all other</b> district regulations	May repair to pre-damage status.	Permitted, but must reduce degree of nonconformance.	Requires a Variance. All requirements of Section 703 must be met.	Permitted so long as use is not expanded.
Legal Nonconforming Dimensions or setback of bldg or structure.	Not applicable.	May rebuild, but must reduce degree of nonconformance.	May repair to pre-damage status.	Change or construction permitted.	Permitted, but may not create any greater degree of nonconformance.	Permitted, but may not create any greater degree of nonconformance
Illegal Nonconforming Parcel.	Not applicable	Not applicable	Not applicable	Needs Variance. All other Dist. Regs. apply.	Not applicable	Property must be kept in safe condition.
Illegal Nonconforming use of Land.	May not be resumed.	Not applicable	Not applicable	Must adhere to All district Regulations.	Not Permitted!	Property must be kept in safe condition.
Illegal Nonconforming use of Building or Structure.	May not be resumed.	Use must stop and may not be resumed.	Repairs allowed if use is not expanded.	Must adhere to All district Regulations.	Not permitted!	Permitted so long as use is not expanded.
Illegal Nonconforming Dimensions or Setback of Building	Not applicable	Building must be rebuilt to fully comply with applicable district regulations.	May repair, but must remove any part of buldg. in a right of way, over a lot line, or exceeding zoning district coverage limit.	New use and New building must adhere to All District Regulations.	Building must be changed to fully comply with All Dimension Regulations.	Permitted, but may not create any greater degree of nonconformance.
Illegal Nonconforming Dimensions or Setback of Structure	Not applicable	Structure must be removed.	Structure must be rebuilt to comply with All Dist. Regs. (May need to be removed.)	Structure must be rebuilt to comply with All Dist. Regs. (May need to be removed.)	Structure must be rebuilt to comply with All Dist. Regs. (May need to be removed.)	Permitted, but may not create any greater degree of nonconformance.